

1 [Initiating Landmark Designation - Alert Alley Early Residential Historic District]

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3 **Resolution initiating a landmark designation under Article 10 of the Planning Code of**
4 **the Alert Alley Early Residential Historic District.**

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6 WHEREAS, Under Planning Code, Section 1004.1, the Board of Supervisors may by
7 Resolution initiate a historic district designation; and

8 WHEREAS, Planning Code, Section 1004.2(b), requires the Historic Preservation
9 Commission to respond to historic district designation initiations from the Board within 90
10 days, but that the Board of Supervisors may, by Resolution, extend the time within which the
11 Historic Preservation Commission is to render its decision; and

12 WHEREAS, The Alert Alley Early Residential Historic District is comprised of 17
13 buildings including those properties on the south side of 15th Street and the north side of 16th
14 Street between Landers Street and Dolores Street, as well as properties on the east side of
15 Landers Street between 15th Street and Alert Alley and a grouping of properties on the west
16 side of Landers Street between Alert Alley and 16th Street; and

17 WHEREAS, The Alert Alley Early Residential Historic District encompasses a one-
18 block long stretch of properties located within Assessor's Parcel Block No. 3557; and

19 WHEREAS, The Alert Alley Early Residential Historic District is located in the Mission
20 Dolores neighborhood, a sub-neighborhood of the larger Mission District, with which it shares
21 many common features in terms of geography, culture, building typologies, and pre-World
22 War II demographics; and

23 WHEREAS, The Mission Dolores Neighborhood Historic Context Statement & Survey,
24 an effort that documents the history, development patterns, and physical features of this

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1 neighborhood from pre-1776 European settlement through the mid-1960s, was commissioned
2 and sponsored by the Mission Dolores Neighborhood Association (MDNA); and

3 WHEREAS, MDNA, an organization founded in 2005 to facilitate completion of historic
4 survey work of the Mission Dolores neighborhood and have appropriate areas registered as
5 official historic districts, championed the context statement and survey project from 2005
6 through 2022; and

7 WHEREAS, The Mission Dolores Neighborhood Historic Context Statement & Survey
8 was supported by numerous grants from the Historic Preservation Fund Committee and the
9 San Francisco Victorian Alliance; and

10 WHEREAS, In July 2022, the Historic Preservation Commission adopted an updated
11 Mission Dolores Neighborhood Historic Context Statement & Survey that included
12 identification of two eligible historic districts, namely the Chula-Abbey Early Residential
13 Historic District and the Alert Alley Early Residential Historic District, as representing the most
14 cohesive groupings of extant, intact historic buildings associated with significant historic
15 themes and periods of neighborhood development; and

16 WHEREAS, The Alert Alley Early Residential Historic District, centered around Alert
17 Alley, an east-west midblock street that was known as Albert Alley until 1909, contains a
18 grouping of smaller, lower density dwellings that stand out amongst the many larger row-
19 houses and flats that comprise much of the rest of the urbanized neighborhood; and

20 WHEREAS, The Alert Alley Early Residential Historic District is a collection of buildings
21 that represents the early small-scale residential and agricultural development patterns of the
22 Mission Dolores neighborhood and its associated architectural styles and building typologies
23 as well as construction methods and residential architecture indicative of the post-1906
24 reconstruction period; and

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1 WHEREAS, The Alert Alley Early Residential Historic District is a representative
2 collection of residential buildings associated with two themes identified in the adopted Mission
3 Dolores Neighborhood Context Statement And Survey: “Early Neighborhood Development
4 (1864-1906)” and “1906 Earthquake And Reconstruction (1906-1915);” and

5 WHEREAS, Most properties within the Alert Alley Historic District were constructed
6 between 1890 and 1910, and physically illustrate the transition of development from early,
7 small scale single-family homes to larger scale multi-family flats and apartments; and

8 WHEREAS, The buildings related to the “Early Neighborhood Development
9 (1864-1906)” are largely focused along Landers Street with the outer edges of the district
10 defined by properties related to “1906 Earthquake and Reconstruction (1906-1915);” and

11 WHEREAS, The properties dating from the “Early Neighborhood Development
12 (1864-1906)” period are unified by their small-scale form, massing, and materiality that are
13 representative of the early residential and agricultural development of the Mission Dolores
14 neighborhood; and

15 WHEREAS, The properties dating from the “1906 Earthquake and Reconstruction
16 (1906-1915)” period are unified by their larger scale, form, and massing to meet the growing
17 population of the Mission Dolores neighborhood; and

18 WHEREAS, There are several buildings within the district, including 260-264
19 and 266-268 Dolores Street, that predate the 1906 Earthquake and Fire and are associated
20 with the Dolores Street Fire Line, which served as a firebreak preserving properties west of
21 Dolores from destruction; and

22 WHEREAS, The period between 1870 and 1900 brought rapid growth and urbanization
23 to the Mission Dolores neighborhood with a lot of small street development, where large city
24 blocks were subdivided by narrow streets or alleys, thereby maximizing the number of
25 developable parcels for residential construction; and

1 WHEREAS, During this early development period, the neighborhood remained
2 distinctly residential with a high concentration of single-family residences built in the Italianate
3 and Stick-Eastlake styles; and

4 WHEREAS, As devastating as the 1906 Earthquake and Fire were to San Francisco,
5 virtually all of the buildings survived within the Mission Dolores neighborhood west of Dolores
6 Street and south of 20th Street; and

7 WHEREAS, The most obvious post-earthquake change in the Mission Dolores
8 neighborhood was its transition from a semi-suburban, single-family dwelling area at the
9 periphery of the city, to a dense neighborhood fully integrated into the larger urban context;
10 and

11 WHEREAS, Though much of the Mission Dolores neighborhood survived undamaged
12 from the 1906 Earthquake and Fire, reconstruction efforts spurred development in the
13 neighborhood such that the period of development after 1906 is characterized by an increase
14 in multi-family development, particularly with the construction of apartment buildings and flats
15 in Classical Revival and Queen Anne architectural styles; and

16 WHEREAS, During this transitional period of development, two- to three-story flats,
17 including “Romeo Flats,” a high-density form of rental housing with four to six units, generally
18 for working-class tenants, became the predominant form of new housing, with these taller and
19 larger buildings arising alongside the single-family homes that characterized the undamaged
20 portion of the Mission Dolores neighborhood; and

21 WHEREAS, The Alert Alley Early Residential Historic District is comprised of both
22 single-family and multi-family buildings in a variety of architectural styles including vernacular,
23 Italianate, Stick-Eastlake, Classical Revival, and Queen Anne; and

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1 WHEREAS, The Alert Alley Early Residential Historic District that was identified in the
 2 adopted Mission Dolores Neighborhood Historic Context Statement & Survey is comprised
 3 of 17 contributing buildings as noted herein; now, therefore, be it

<i>APN</i>	<i>From St. #</i>	<i>To St. #</i>	<i>Street Name</i>	<i>Year Built</i>
3557 132	1919	1923	15th Street	1900
3557 059	1925	1929	15th Street	1906
3557 058	1931	1933	15th Street	1905
3557 057	1935	1947	15th Street	1905
3557 056A	1949	1949	15th Street	1900
3557 011	3310	3312	16th Street	1905
3557 148	3322	3322	16th Street	1907
3557 156	3330	3330	16th Street	1907
3557 017	3344	3348	16th Street	1906
3557 008A	260	264	Dolores	1900
3557 009B	266	270	Dolores	1903
3557 121-123	272	276	Dolores	1900
3557 116-118	278	282	Dolores	1907
3557 056B	101	101	Landers	1900
3557 023	156	156	Landers	1900
3557 133-134	160	162	Landers	1900
3557 025	166	168	Landers	1900

18 RESOLVED, The Board of Supervisors hereby initiates landmark designation of the
 19 Alert Alley Early Residential Historic District under Planning Code, Section 1004.1; and, be it

20 FURTHER RESOLVED, The Board requests that the Planning Department prepare a
 21 landmark designation report to submit to the Historic Preservation Commission for its
 22 consideration of the full historical, architectural, aesthetic, and cultural interest and value of
 23 the Alert Alley Early Residential Historic District; and, be it

24 FURTHER RESOLVED, The Board of Supervisors requests that the Historic
 25 Preservation Commission consider whether the Alert Alley Early Residential Historic District

1 warrants landmark designation and submit its recommendation to the Board according to
2 Article 10 of the Planning Code; and, be it

3 FURTHER RESOLVED, That in order to allow the Planning Department more time to
4 complete its review of this historic district designation, this resolution shall also serve as a 90-
5 day extension of that deadline, for a total of 180 days to respond starting from the transmittal
6 date.

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